

## First Addendum to Memorandum of Agreement

This First Addendum to Memorandum of Agreement ("Addendum") is dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010, between Sumter County, a political subdivision of the State of Florida (the "County") and SDC Services II, Inc., a Florida corporation ("SDC"):

### RECITALS

1. The Parties acknowledge and reaffirm the terms of the Memorandum of Agreement, dated the 11<sup>th</sup> day of December, 2007 and recorded in Book 1887, Page 712 of the Public Records of Sumter County on the 2<sup>nd</sup> day of January, 2008 between the County and SDC, ("Agreement"), except as modified herein;
2. Pursuant to Paragraph 3.of the Agreement, the Agreement is modified as follows:
  - A. The original legal description consisting of approximately 23.28 acres as provided in Ex. "A" of the Agreement, is revised to include a nonexclusive perpetual easement for aircraft use by SDC of the adjoining FreeFlight Airport owned by SDC Services, Inc. Additionally, the original legal description is revised to depict a nonexclusive perpetual easement conveyed from SDC to SDC Services, Inc. for storm water drainage and retention on the SDC site, as shown in the Final Site Plan described below. The revised legal description is attached as Exhibit "A" hereto and incorporated herein.
  - B. SDC Services II, Inc., has conveyed a nonexclusive perpetual easement to SDC Services , Inc. for the purposes of meeting storm water retention and storage requirements of the County and other regulatory agencies as depicted in the Final Site Plan of SDC. This easement has been executed by SDC Services II, Inc. and sent for recording in the Public Records of Sumter County, in the form attached hereto as Exhibit "B" and incorporated herein.
  - C. SDC Services, Inc. conveyed a nonexclusive perpetual easement to SDC for aircraft use and which easement includes the nonexclusive use of that certain 100 foot x 100 foot taxi/run up areas for aircraft as shown in the Final Site Plan, a copy of the Easement Deed, dated the 29<sup>th</sup> day of May, 2003, and recorded in Book 1082, Page 270 of the Public Records of Sumter County, Fl, on June 16, 2003, is attached and incorporated herein as Exhibit "C".
  - D. The Final Site Plan of SDC is approved and is attached hereto as Exhibit "D" and incorporated herein.
3. All terms of the Agreement not modified herein shall remain in full force and effect.

**IN WITNESS WHEREOF**, the hands and seals of the parties on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SUMTER COUNTY, FLORIDA**

By: \_\_\_\_\_  
Gloria Hayward, Clerk

By: \_\_\_\_\_  
Doug Gilpin, Chairman

Approved as to form and content by Sumter County Attorney

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Doug Gilpin as Chairman and Gloria Hayward as Clerk, of and on behalf of Board of County Commissioners, Sumter County, Florida, for the purpose expressed herein.

[ ] who is personally known to me; or

[ ] who has produced \_\_\_\_\_  
as identification.

(SEAL)

\_\_\_\_\_  
Notary Legal Signature

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires

First Addendum to Memorandum of Agreement

**SDC SERVICES II, Inc.**

A Florida corporation

By: \_\_\_\_\_  
Hal Spence, President

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Hal Spence as President of and behalf of SDC SERVICES II, INC., a Florida corporation, for the purpose expressed herein.

☐ who is personally known to me; or

☐ who has produced \_\_\_\_\_  
as identification.

(SEAL)

\_\_\_\_\_  
Notary Legal Signature

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires:

EXHIBIT "A" TO  
FIRST ADDENDUM TO MEMORANDUM OF AGREEMENT

That part of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the Seaboard Coastline Railroad, less and except therefrom the lands conveyed in Official Records Book 573, Page 717, Public Records of Sumter County, Florida, more particularly described as follows:

That part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the Easterly right of way line of the CSX Railroad, less the following described property:

Commencing at the NE corner of the NW  $\frac{1}{4}$  of said Section 25, thence S 89° 55' 07" W along the North line of said NW  $\frac{1}{4}$  402.74 feet to the Point of Beginning; thence continue S 89° 55' 07" W along the North line of the said NW  $\frac{1}{4}$  262.28 feet to a point on the Easterly right of way line of the aforesaid CSX Railroad; thence S 52° 21' 08" W along said right of way line 1432.92 to the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25; thence N 89° 56' 02" E along said South line 162.26 feet to a point 150 feet East of the Easterly right of way line of the said CSX Railroad when measured at right angles therefrom, thence N 22° 21' 08" E parallel to and 150 feet Easterly of said Railroad 1324.78 feet; thence N 89° 55' 07" E 141.02 feet; thence N 0° 04' 22" 100.00 feet to the North line of the NW  $\frac{1}{4}$  of said Section 25 and the point of beginning. Containing 5.21 acres more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY.

That part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the Easterly right of way line of the CSX Railroad. Being described as follows:

Commence at the NE corner of the NW  $\frac{1}{4}$  of said Section 25; thence S 89° 55' 07" W along the North line of said NW  $\frac{1}{4}$  402.74' to the Point of Beginning; thence continue S 89° 55' 07" W along the North line of the said NW  $\frac{1}{4}$  262.28' to a Point on the Easterly right of way line of the aforesaid CSX Railroad; thence S 52° 21' 08" W along said right of way line 1432.92' to the South line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25; thence N 89° 56' 02" E along said South line 162.26' to a point 150' East of the Easterly right of way line of the said CSX Railroad when measured at right angles therefrom; thence N 22° 21' 08" E parallel to and 150' Easterly of said Railroad 1324.78'; thence N 89° 55' 07" E 141.02'; thence N 0° 04' 22" E 100' to the North line of the NW  $\frac{1}{4}$  of said Section 25 and the Point of Beginning. Containing 5.21 acres.

This instrument prepared by:  
Hal Spence, Esquire  
221 N. Causeway  
New Smyrna Beach, FL 32169

### **EASEMENT**

SDC SERVICES II, INC. is the legal owner of that certain real property described in Exhibit "A" attached hereto and hereinafter referred to as "Parcel A".

SDC SERVICES, INC. is the legal owner of that certain real property described in Exhibit "B" attached hereto and hereinafter referred to as "Parcel B".

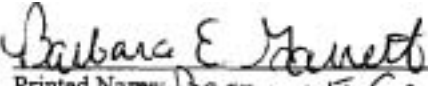
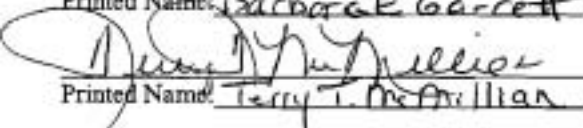
For Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is acknowledged, SDC SERVICES II, INC. ~~grants~~ unto SDC SERVICES, INC. a perpetual non-exclusive easement over, under and across Parcel A for the sole purposes of: storm water drainage from Parcel B to retention areas designated by Grantor on Parcel A and storm water retention and storage on Parcel A of storm water drainage from Parcel "B", provided however that use of said easement does not interfere with the reasonable development, use and enjoyment of Parcel A by present or future owners. Grantor reserves the right to relocate the drainage lines and retention pond locations, at Grantor's sole discretion and expense.

The easement shall run with the land described in Parcel "B", for the use and benefit of SDC SERVICES, INC. and all subsequent owners of Parcel "B".

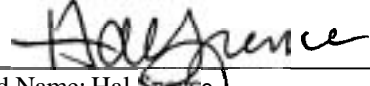
Grantor warrants and covenants that it has the right to convey to Grantee this easement and that Grantee shall have quiet and peaceful possession, use and enjoyment of same. Grantor shall maintain the drainage and retention system constructed thereon, however Grantee shall have the right but not obligation to enter upon Parcel A in order to maintain said system in the event that Grantor fails to maintain it.

WITNESS our hands and seals this 19<sup>th</sup> day of February, 2010.

Signed, sealed and delivered  
In the presence of:

  
Printed Name: Barbara E. Garrett  
  
Printed Name: Terry T. McMillan

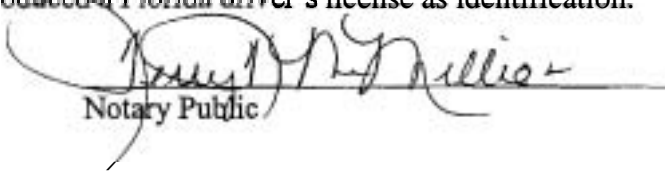
SDC SERVICES II, INC.,

By:   
Printed Name: Hal Spence  
President

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of February 2010, by Hal Spence, President of SDC SERVICES, INC., a Florida corporation, who is personally known to me or who has produced a Florida driver's license as identification.

My commission expires:

  
Notary Public

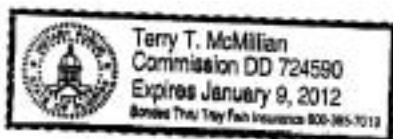


EXHIBIT "B" TO  
FIRST ADDENDUM TO MEMORANDUM OF AGREEMENT

EXHIBIT "A"  
TO EASEMENT

Parcel " A

That part of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the Seaboard Coastline Railroad, less and except therefrom the lands conveyed in Official Records Book 573, Page 717, Public Records of Sumter County, Florida, more particularly described as follows:

That part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, Township 19 South, Range 22 East, Sumter County, Florida, lying East of the Easterly right of way line of the CSX Railroad, less the following described property:

Commencing at the NE corner of the NW  $\frac{1}{4}$  of said Section 25, thence S 89° 55' 07" W along the North line of said NW  $\frac{1}{4}$  402.74 feet to the Point of Beginning; thence continue S 89° 55' 07" W along the North line of the said NW  $\frac{1}{4}$  262.28 feet to a point on the Easterly right of way line of the aforesaid CSX Railroad; thence S 52° 21' 08" W along said right of way line 1432.92 to the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25; thence N 89° 56' 02" E along said South line 162.26 feet to a point 150 feet East of the Easterly right of way line of the said CSX Railroad when measured at right angles therefrom, thence N 22° 21' 08" E parallel to and 150 feet Easterly of said Railroad 1324.78 feet; thence N 89° 55' 07" E 141.02 feet; thence N 0° 04' 22" 100.00 feet to the North line of the NW  $\frac{1}{4}$  of said Section 25 and the point of beginning. Containing 5.21 acres more or less.

EXHIBIT "B"  
TO EASEMENT

PARCEL B

That part of the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 22 East, Suwannee County, Florida, lying East of the Easterly right of way line of the CSX Railroad. Being described as follows:

Commence at the NE corner of the NW 1/4 of said Section 25; thence S89°55'07" W along the North line of said NW 1/4 402.74' to the Point of Beginning; thence continue S89°55'07" W along the North line of the said NW 1/4 262.28' to a Point on the Easterly right of way line of the aforesaid CSX Railroad; thence S22°21'08" W along said right of way line 1432.92' to the South line of the NE 1/4 of the NW 1/4 of said Section 25; thence N89°56'02" E along said South line 162.26' to a point 150' East of the Easterly right of way line of the said CSX Railroad when measured at right angles therefrom; thence N22°21'08" E parallel to and 150' Easterly of said Railroad 1324.78'; thence N89°55'07" E 141.02'; thence N00°04'22" E 190' to the North line of the NW 1/4 of said Section 25 and the Point of Beginning. Containing 5.21 acres.



This document prepared by:  
 Hal Spence, Esquire  
 221 N. Courtney  
 New Smyrna Beach, FL 32569

*Handwritten: e-R*

## EASEMENT

SDC SERVICES, INC. is the legal owner of that certain real property described in Exhibit "A" attached hereto and hereinafter referred to as "Parcels 1 and 2".

SDC SERVICES II, INC. is the legal owner of that certain real property described in Exhibit B" attached hereto and hereinafter referred to as "Parcel B".

For Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is acknowledged, SDC SERVICES, INC. grants unto SDC SERVICES II, INC. a perpetual non-exclusive easement over and across Parcels 1 and 2 for commercial and non-commercial ingress and egress to and from Parcel "B" owned by SDC SERVICES II, INC. and which easement shall include the non-exclusive right to use Parcels 1 and 2 for aircraft takeoff and landing. The easement shall run with the land described in Parcel "B", for the use and benefit of SDC SERVICES II, INC. and all subsequent owners of Parcel "B".

Grantor warrants and covenants that it has the right to convey to Grantee this easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of same.

WITNESS our hands and seals this 29<sup>th</sup> day of MAY, 2003.

Signed, stated and delivered  
in the presence of:

WITNESS our hands and seals this 21 day of July, 2003

**UNOFFICIAL**

Signet sealed and delivered  
in the presence of:

**COPY**

SDC SERVICES, INC.

By: [Signature]

Printed Name: Frank Joseph, President

SDC SERVICES, INC.

By: Travis Smith  
Travis Smith Truck Rental, P.O. Box 1000

Nathan P. Garrison  
 Nathan P. Garrison  
 Nathan P. Garrison  
 Nathan P. Garrison



STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2001, by FRANK ARENAS, President of SDC SERVICES, INC., who is personally known to me or who has produced a Florida driver's license as identification and who did take an oath.

My commission expires:

Notary Public  
Terry T. McMillian  
Notary Name Printed



Tony T. McMillan  
MY COMMISSION EXPIRES  
January 9, 2004  
www.ttmccommission.com

EXHIBIT "A"  
TO EASEMENT

PARCEL 1:

That part of the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 22 East, Suwannee County, Florida, lying East of the Easterly right of way line of the CSX Railroad. Being described as follows:

Commence at the NE corner of the NW 1/4 of said Section 25; thence S89°53'07" W along the North line of said NW 1/4 422.74' to the Point of Beginning; thence continue S89°55'07" W along the North line of the said NW 1/4 282.28' to a Point on the Easterly right of way line of the aforesaid CSX Railroad; thence S21°21'00" W along said right of way line 1432.52' to the South line of the NW 1/4 of the NW 1/4 of said Section 25; thence S89°56'02" E along said South line 162.36' to a point 135' East of the Easterly right of way line of the said CSX Railroad when measured at right angles thereto; thence S22°21'00" E parallel to and 150' Easterly of said Railroad 1324.78'; thence S89°55'07" E 141.02'; thence S90°04'22" W 120' to the North line of the NW 1/4 of said Section 25 and the Point of Beginning. Containing 5.21 acres.

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE NW 1/4 AND THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUWANNEE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 25; THENCE S 89°55'07" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 25 422.74 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SAID CSX RAILROAD; THENCE S 21°21'00" W ALONG SAID RIGHT OF WAY LINE 1432.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 22°21'00" W ALONG SAID RIGHT OF WAY LINE 2700.25 FEET TO A CONCRETE MONUMENT; THENCE S 89°55'07" E 162.36 FEET TO A CONCRETE MONUMENT; THENCE S 90°04'22" W 120 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TAYLOR AVENUE; THENCE N 60°00'00" E ALONG SAID RIGHT OF WAY LINE 172.76 FEET; THENCE N 00°04'22" E 254.83 FEET TO A POINT THAT IS 150.00 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID CSX RAILROAD WHEN MEASURED AT RIGHT ANGLES THEREFROM; THENCE N 22°21'00" E PARALLEL TO AND 150.00 FEET EASTERLY OF SAID RAILROAD 2244.78 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 25; THENCE S 89°55'07" W ALONG SAID NORTH LINE 162.36 FEET TO THE POINT OF BEGINNING. CONTAINING 10.86 ACRES.

SUWANNEE COUNTY, FLORIDA  
CLERK OF CIRCUIT COURT  
DOC 80,70

06/16/2003 #2003-11141  
03:39:59PM B-1082 P-271

EXHIBIT-"B"  
TO EASEMENT

Parcel "B"  
DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE SEABOARD COASTLINE RAILROAD, LESS AND EXCEPT THEREFROM THE LANDS CONVEYED IN OFFICIAL RECORD BOOK 573, PAGE 717, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 25; THENCE S89°55'07"W ALONG THE NORTH LINE OF SAID NW 1/4 402.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°55'07"W ALONG THE NORTH LINE OF THE SAID NW 1/4 282.28 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID CSX RAILROAD; THENCE S72°21'06"W ALONG SAID RIGHT OF WAY LINE 1432.92 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 25; THENCE N89°55'07"E ALONG SAID SOUTH LINE 170.25 FEET TO A POINT 150 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID CSX RAILROAD, WHEN MEASURED AT RIGHT ANGLES THEREFROM; THENCE N22°04'00"E PARALLEL TO AND 150 FEET EASTERLY OF SAID RAILROAD 1324.78 FEET; THENCE N89°55'07"E 141.02 FEET; THENCE N00°04'22"E 100.00 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 25; AND THE RIGHT OF BEGINNING, CONTAINING 5.21 ACRES MORE OR LESS.

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
DOC #0-70

06/16/2003 #2003-11141  
03:39:59PM B-1002 P-272



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**PARCEL #F25-051**  
**PROPERTY LEGAL DESCRIPTION**

COMM AT NE COR OF NW1/4 RUN W 402.74 FT TO POB CONT W 262.28 FT TO E/LY R/W OF RR RUN S 22 DEG 21 MIN 08 SEC W ALONG R/W 1432.92 FT TO S LINE OF NE1/4 OF NW1/4 THENCE E 162.26 FT TO A POINT 150 FT TO E/LY RR WHEN MEASURED AT RIGHT ANGLES N 22 DEG 21 MIN 08 SEC E 1324.78 FT E 141.02 FT N 100 FT TO N LINE OF NW1/4 & POB

**Description from Deed:**

THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 25; THENCE S 89° 55' 07" W ALONG THE NORTH LINE OF SAID NW 1/4 402.74' TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 55' 07" W ALONG THE NORTH LINE OF THE SAID NW 1/4 262.28' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID CSX RAILROAD; THENCE S 22° 21' 08" W ALONG SAID RIGHT OF WAY LINE 1432.92' TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 25; THENCE N 89° 56' 02" E ALONG SAID SOUTH LINE 162.26' TO A POINT 150' EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID CSX RAILROAD WHEN MEASURED AT RIGHT ANGLES THEREFROM; THENCE N 22° 21' 08" E PARALLEL TO AND 150' EASTERLY OF SAID RAILROAD 1324.78' THENCE N 89° 55' 07" E 141.02'; THENCE N 00° 04' 22" E 100' TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING. Containing 5.21 acres

**Existing Conditions:**

- Property lies in Zone C according to F.I.R.M. Map, Community Panel No. 120296 0125 B EFFECTIVE DATE MARCH 15, 1982.
- Property is vacant.
- Existing wire fence.

**Proposed Conditions:**

- General improvements include Airport hangers, FBO and Fueling.
- Proposed property use is for a Airport and Aviation use hanger/warehouse.
- All water, sewer, roads and stormwater will be privately owned and maintained.
- Water by Well, limited use commercial well permitted by DOH.
- Sewer by Septic, permitted by DOH.
- Stormwater permitted by SWFWMD.
- Maximum number of lots is 59. Tracts will be modified as lots are developed.

**Building Setbacks:**

Interior Side: 5 feet  
Interior Front: 0 feet

**Parcel Setbacks:**

Front: 30 feet  
Side: 30 feet  
Rear: 30 feet

**Soil Type:**

According to the U.S. Department of Agriculture Soil Survey for Sumter County the site has 5 soil types:  
15 Adamsville fine sand, bouldery subsurface  
21 EauGalle fine sand, bouldery subsurface  
43 Basinger fine sand, depressional  
50 Immokalee sand  
54 Montecoa fine sand, depressional

Parcel #: F25=092 - Zoning: A5, - Landuse: Agricultural - 23.28 Ac.  
Parcel #: F25=051 - Zoning: A5, - Landuse: Agricultural - 5.21 Ac.

Surrounding Land Use: See Plan  
F25=109 = PARCEL NUMBER  
R-1 ZONING  
CONSERVATION LANDUSE

Existing Zoning For Subject Project:: A5, County:  
INDUSTRIAL, City of Wildwood  
Existing Landuse For Subject Project:: AGRICULTURAL, County:  
INDUSTRIAL, City of Wildwood

**Site Utilities:**

WATER: Well  
SEWER: Septic  
ELECTRIC: Progress Energy  
TELEPHONE: Embarq  
CATV: Brighthouse

Wells not permitted within 100' of DRA's.

**Acreeage and Construction Information:**

Project Area = 24.79 Acres

**Construction:**

Building 166,054 SF  
Driveway & Paved Parking 242,352 SF  
Total Impervious = 408,406 SF  
ISR = 408,406 / 1,079,852 = 0.42 = 38%  
Retention Ponds = 153,861 SF

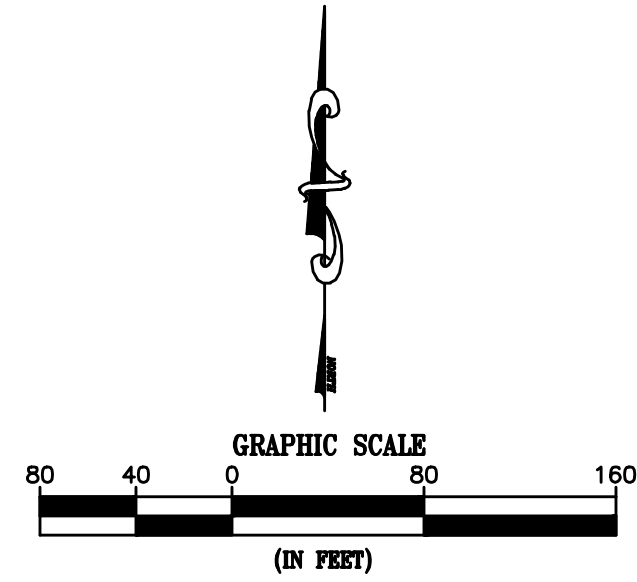
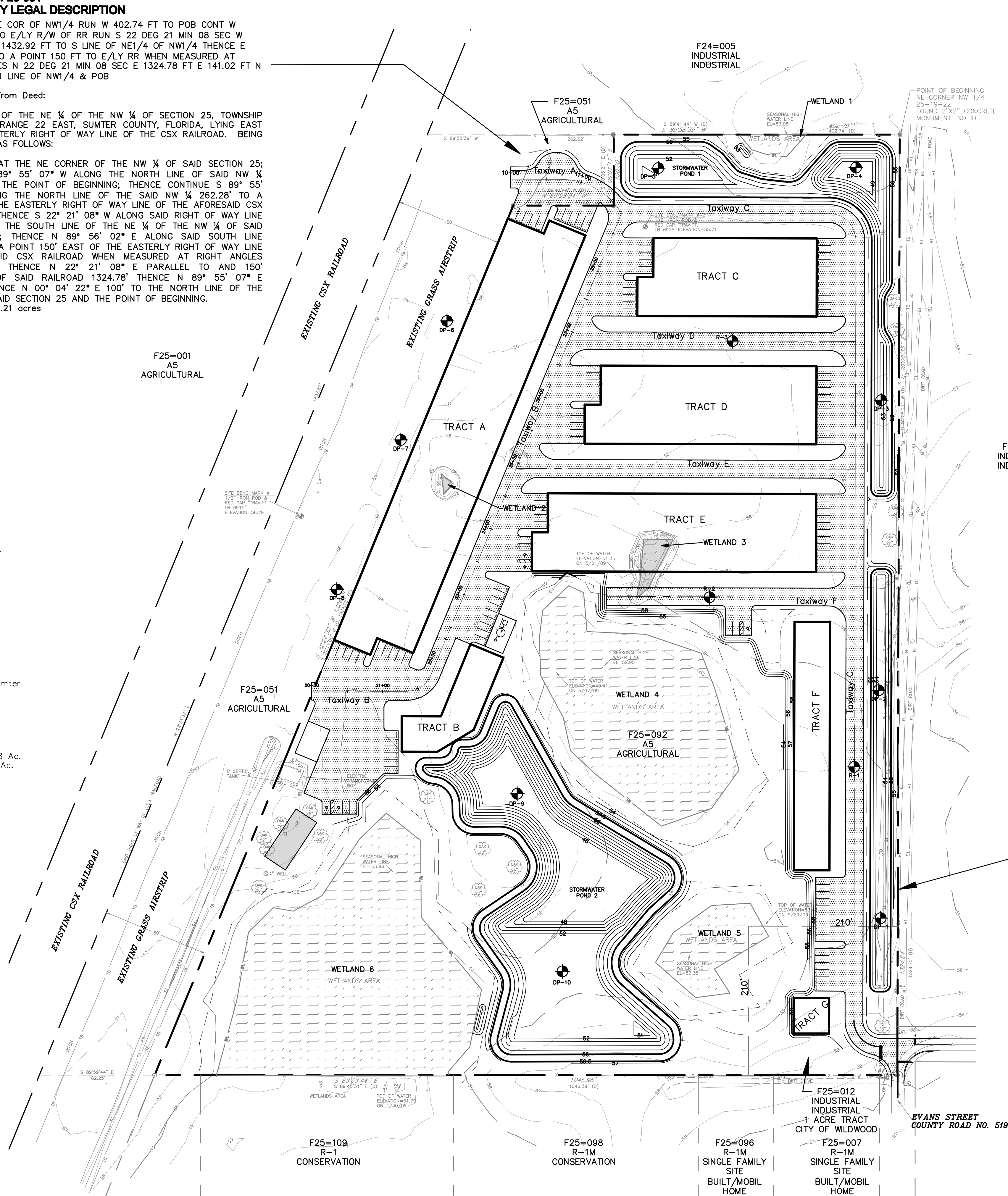
Proposed Maximum Building Height = 35 feet

Parking Spaced Required  
1 space per lot = 59 Standard Spaces  
58/25 = 3 Handicap Spaces  
office = 5 Standard Spaces  
Total = 67

Parking Spaces Provided = 123 Standard Paved Spaces  
5 Handicap Paved Spaces  
Total = 128

**Permits Required:**

Site Plan Sumter County  
Driveway Sumter County  
Water and Sewer Department of Health  
Drainage Southwest Florida Water Management District



**LEGEND**  
= BORING LOCATION  
F25=109 = PARCEL NUMBER  
R-1 ZONING  
CONSERVATION LANDUSE



LOCATION MAP  
SCALE: 1" = 1000'  
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST

**PARCEL #F25-092 AND #F25-012**  
**PROPERTY LEGAL DESCRIPTION**

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST; THENCE S 89°41'44" W A DISTANCE OF 402.74 FEET; THENCE S 00°05'21" E A DISTANCE OF 100.00 FEET; THENCE S 89°41'44" W A DISTANCE OF 141.02 FEET; THENCE S 22°11'00" W A DISTANCE OF 1324.78 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE N 89°45'31" E A DISTANCE OF 1046.39 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE N 00°05'21" W A DISTANCE OF 1324.75 FEET TO THE POINT OF BEGINNING. CONTAINING 23.28 ACRES MORE OR LESS IN SUMTER COUNTY, FLORIDA.

**Wicks**  
Consulting Services, Inc.  
225 West Main Street, Tallahassee, Florida 32378  
www.wicksconsulting.com (352) 343-8667  
CFL #40000671

Frank B. Arenas, Esq.  
P.O. Box 600  
Coleman, Florida 33521  
(352) 748-6629

Engineering Plan of  
FREE FLIGHT AIRPORT  
OVERALL SITE PLAN  
Sumter County, Florida 33521

Drawn:	WSR	REVISION:	DATE:
Checked:	DJH		
Date:	02-10-10		
Scale:	AS SHOWN		
File No.:	09110		

Sheet: 4 of 11

DANIEL J. HAYES, P.E. FL. REG. NO. 48895  
DATE: